

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: P/48/15/HH

LOCATION: 26 Greenways
Pagham

PROPOSAL: Replacement front entrance porch & part render of house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 255 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open plan to the front boundary with low shrubbery dividing the front gardens of the bungalow and its semi detached neighbour.
SITE CHARACTERISTICS	Semi detached L shaped bungalow with a front outrigger on the south side of the property leaving a small internal courtyard space at the front of the dwelling where the front door of the dwelling is located. A upvc porch exists in front of the front door. The property is built of cream bricks with white weatherboarding on the gables and white rainwater goods.
CHARACTER OF LOCALITY	A residential estate road consisting of bungalows of various styles and designs. The properties have open plan front gardens in this area.

RELEVANT SITE HISTORY

P/48/63/ - 47 Detached units 1-48 Greenways
PD rights removed;
Condition 1 - means of enclosure to front of properties
Condition 2 - garages and screen fences

P/55/66 - Garage - Approved

P/5/75/ - Lounge extension garage - Approved

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

Parish Council comments noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Adopted Local Plan

PD restriction

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) DEV19
 GEN2
 GEN7

Extensions to existing residential buildings
Built-up Area Boundary
The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will

take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to replace an existing white upvc porch with a white rendered single storey porch extension with an increased floor area to the front of the dwelling. Additionally it is proposed to renovate the front and side elevations by rendering the front and side walls white in place of cream brick elevations and replacing the white weather boarding in the apex of the gable end at the front.

The proposed extension will be sited on the north side of the front of the L shaped house and will not project in front of the current building line.

The current porch measures 2.8 metres in length by 1.2 metres in width. The proposed replacement would measure 3.83 metres in length and 1.65 metres in width. The height of the porch would not be altered. The current porch has a flat roof of a height matching the eaves of the

main building. The new proposed flat roof likewise matches in with the eaves height of the main dwelling.

The appearance of the property in the streetscene will not be significantly altered as the proposed porch is behind the building line of the front of the property.

Bedroom no. 2 of the existing dwelling will have its window in the front elevation reduced in size and the appearance of it will be a little incongruous within the presentation of the current building in that the front windows of the matching semis will not match, however the appearance will not be so altered as to substantiate the refusal of planning permission on this ground.

No other properties are likely to caused a loss of outlook or daylight as a result of this proposal.

The white rendering of the front and side elevations would not have a significant impact on the appearance of the building. In addition the proposed alterations to the front and side elevations would benefit from permitted development rights which were not removed under the original planning application when the properties were first built.

It is considered that the development would be in keeping with the character and appearance of the surrounding area and would not have a significant impact on the visual amenities of the locality, or an adverse impact on the residential amenities of the occupiers of the neighbouring dwellings.

The application is recommended for approval, subject to conditions.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article (insert number and description) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts (negative, Neutral or positive) have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief,

sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

Proposed alterations and replacement porch Dwg.no. 141405 dated APR 15.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.